This instrument prepared by and (MAIL)
instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Suite 400
Duluth, GA 30096
Tel. 770-497-9100
File No: 172030

Send tax bills to:
Roy Travis Nunn
912 Morning Road
Antioch, TN 37013

Name and address of new owner:
Roy Travis Nunn
912 Morning Road
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 227501 DEEDWARR
05/08/2019 12:47:30 PM 5 pgs
Fees: $28.00 Taxes: $995.30
20190508-0043114

Map parcel number: 182-01-0A-091.00

Source of Title: See Exhibit "A" attached hereto and incorporated herein.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

OPENDOOR PROPERTY W30 LLC, a Delaware limited liability company

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

Roy Travis Nunn, A Single Man

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever. We covenant with the said Grantees that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those matters appearing of record and real property taxes.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 2nd day of May, 2019, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

OPENDOOR PROPERTY W30 LLC, a Delaware limited liability company
By: OS National LLC

Craig Bowman, Authorized Signer
Pursuant to the terms of the Limited Power of Attorney of record at Instrument #: 201812310126658 in the Register's Office for Davidson County, Tennessee.

STATE OF GEORGIA)
COUNTY OF GWINNETT)

Personally appeared before me, T. Livingston, a Notary Public in and for said County and State, Craig Bowman, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 2nd day of May, 2019.

Notary Public

Printed Name: T. Livingston

T. LIVINGSTON NOTARY PUBLIC GEORGIA EXPIRES January 31, 2021 DEKALB COUNTY

Commission Expires:
1-31-21

EXHIBIT A

For Information purposes only - Street Address: 912 Morning Road, Antioch, TN 37013

County: Davidson

File Number: 172030

Tax Parcel ID/APN: 182-01-0A-091.00

Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Phase One, Section Two, Sunset Hills, RS-10 Subdivision-Cluster Lot Option of record in Plat at Instrument No. 20071220-0146323, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Opendoor Property W30 LLC, a Delaware limited liability company by Warranty deed from Christopher M. Tuley and Aubrey J. Tuley, husband and wife of record in Instrument No. 20180925-0094819 Register's Office for Davidson County, Tennessee, dated September 14, 2018 and recorded on September 25, 2018. (Value of consideration shown in aforementioned deed $260,700.00.).

Being also known as 912 Morning Road, Antioch, Tennessee 37013.

AFFIDAVIT OF VALUE

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration (or value, whichever is greater) for this transfer is $269,000.00.

AFFIANT

Subscribed and sworn to before me, this 31st day of May, 2019.

NOTARY PUBLIC
My Commission Expires:
11/5/2019

CONNIE TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

Property address: 912 Morning Road, Antioch, TN 37013

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212